

AGENDA  
STAMFORD PLANNING BOARD  
REGULAR MEETING  
4<sup>TH</sup> FLOOR - CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BL YD., STAMFORD, CT  
TUESDAY, JULY 1, 2014 - 6:30 PM

*New Business:*

1. ***Mill River Corridor Urban Renewal Project Plan, Minor Amendment***
2. ***Determination of Master Plan Consistency***

*Zoning Board Referrals:*

1. **ZB Appl. 214-07 West Side Development Partners, LLC, 1937 West Main Street LOT B-1 - Special Exception (Large Scale Development) & Site Plans Requested Uses Approval**, the applicant requests approval of a Special Exception under Section 7.5 to permit Large Scale Development and Site Plans/Requested Uses approval related to the construction of over 100 parking spaces as well as traffic circulation and site improvements. The subject property is located at 1937 West Main Street (Lot B-1) and in the M-L zone.
2. **ZB Appl. 214-08 West Side Development Partners, LLC, 1937 West Main Street LOT B-2 - Special Exception (Large Scale Development) & Site Plans/Requested Uses approval**, the applicant requests approval of a Special Exception under Section 7.5 to permit Large Scale Development and Site Plans/Requested Uses approval related to the construction of an  $\pm$  183,493 square foot flex-industrial building and smaller building ( $\pm$  6,124 square feet) building to be used for retail and/or industrial/flex purposes with associated parking and site improvements. The subject property is located at 1937 West Main Street (Lot B-2) and in the M-L zone.
3. **ZB Appl. 214-04 HP Gateway Land I, LLC, 400 and 440 Washington Boulevard - Amended General Development Plan (GDP), Special Exception, Amended Final Site & Architectural Plans and Coastal Site Plan Review**, to modify the General Development Plan (ZB 201-05 and 210-06), a Special Exception and Coastal Site Plan Review approvals pursuant to the TCDD zoning regulations for a mixed-use transit-oriented development for a 6.27 acre property bounded by Washington Boulevard, Pulaski Street, the Rippowam River and by the Metro North Railroad/Transportation Center, comprised of two office towers, ground floor retail and commuter amenity space, and a below-grade parking garage. This modification increases Washington Boulevard garage entrance from three to six lanes, modifies the landscaping plan and public realm improvements, modifies the parking deck to eliminate an internal ramp down to Level 1 of the garage and shifts Phase 1 of the residential building 20 feet to the south.

*Zoning Board of Appeals Referrals:*

1. **ZBA Appl. 033-14 111 West North Street**, the applicant is requesting a Special Exception as per Section 19-3.2 (E) (3) (4) to allow the use of an existing religious building for church services of 200 parishioners and existing school facility for prayer service, bible study, and business meeting. In addition, the applicant is requesting a variance to Section 10A to allow 67.9 feet ground coverage in lieu of 45 maximum allowed.
3. **ZBA Appl. 039-14 40 Flying Cloud Road**. The applicant is requesting the following variance of Table III, Appendix B for relief of the rear yard setback of 27.5 feet in lieu of 30 feet required for a shed dormer on back of the house facing the water.

4. **ZBA Appl. 040-14 233 Dogwood Lane**, the applicant is requesting the following variances of Section 6 to allow an accessory structure in the side yard, and to be able to ask for a Special Exception to construct an accessory structure of 16 feet and 10 inches in height instead of the 15 feet required, and to allow a second story plywood floor for storage only.
5. **ZBA Appl. 041-14 180 Belltown Road**, the applicant is requesting the following variances of Table III, Appendix B to build a second story addition by granting relief of 35.4 feet street line instead of 40 feet required, allowing a 60.4 foot street center setback instead of the 55 feet required, 6.8 feet side yard requested instead of 10 foot minimum, and 16.2 combined side yard requested in lieu of 20 feet minimum.
6. **ZBA Appl. 042-14 575 Pacific Street**, the applicant is requesting the following variance Section 13.E Residential Signs to allow placement of two commercial signs on the front of a residential building in an RMF zone. The applicant is requesting to be allowed 99 square foot total commercial signage on a building in a residential zone instead of 12 square feet allowed by code.
7. **ZBA Appl. 043-14 29 Fairland Street**, the applicant is requesting the following variances of Table III, Appendix B to build a one-story two bedroom house with a detached garage in an R -10 zone by granting relief 3.0 feet side yard on the east side, and 5.9 feet side yard on the west side requested instead of 10 foot minimum, and asking for 8.9 feet combined side yard requested in lieu of 20 feet minimum.
8. **ZBA Appl. 044-14 106 Brookside Drive**, the applicant is requesting the following variances of Table III, Appendix B to build on an existing house in an R-7112 zone by granting relief of rear yard setbacks of: 1) Southside addition 17.4 feet instead of 30 feet required, 2) Northside 16.3 feet requested in lieu of 30 feet minimum.
9. **ZBA Appl. 045-14 26 Ledge Lane**, the applicant is requesting the following variances of Table III, Appendix B to build a second-story addition in an R-10 zone by granting relief 6.7 feet side yard requested instead of 10 foot minimum, and asking for 18.5 feet combined side yard requested in lieu of 40 feet minimum, asking for a 30.1 foot front yard setback instead of the 40 feet required, and allowing a 55.10 foot street center setback instead of the 65 feet required.
10. **ZBA Appl. 046-14 2370 High Ridge Road**, the applicant is requesting a Special Exception in a RA-1 zone to allow a tool shed to be built at 19.6 feet above finished grade, which is 4.6 feet above the permitted height of 15 feet without a Special Exception; building rear yard setback has been increased from 5 feet typical to 10 feet proposed with a grade of 1 foot per front of the building height over 15 feet.
11. **ZBA Appl. 047-14 831-833 High Ridge Road**, the applicant is requesting a Special Exception as per Section 19-3.2 (E) (3) (4) to build a new medical clinic of approximately 7,700 square feet.

**Planning Board Meeting Minutes:**

1. Meeting of 6/10/14
2. Meeting of 6/17/14

*Old Business*

